



City of Lansing Development Office
Rental Rehabilitation Loan Program Fair Market Rents & Utility Schedules

HUD 2015 FAIR MARKET RENTS (FMR's) – INCLUDING TENANT PAID UTILITIES – EFFECTIVE 6/2015

High HOME, and CDBG FMR's

#of Bedrooms	0	1	2	3	4
Maximum FMR including Tenant Paid Utilities	\$503	\$624	\$776	\$1032	\$1238

Low HOME FMR's

# of Bedrooms	0	1	2	3	4
Maximum FMR including Tenant Paid Utilities	\$503	\$624	\$773	\$893	\$996

If your tenant pays their own utilities, you must subtract the “Rounded Total” on the Tenant Paid Utility Chart from the Fair Market Rent (FMR). Tenants cannot be charged more than the FMR. Chart provided by MSHDA (Eff. January 1, 2013)

Utility Allowances

Utility Type	Apartment/Flat/Garden/Walk-up				Duplex / Townhouse				Single Family Home			
	1 BR	2 BR	3 BR	4BR	1BR	2BR	3BR	4BR	1BR	2BR	3BR	4BR
Gas – Heating	19.00	21.00	24.00	27.00	32.00	44.00	56.00	67.00	35.00	47.00	60.00	73.00
Gas – Cooking	15.00	16.00	17.00	19.00	15.00	16.00	17.00	19.00	15.00	16.00	17.00	19.00
Gas – Hot Water	9.00	12.00	15.00	18.00	9.00	12.00	15.00	18.00	9.00	12.00	15.00	18.00
Electricity	49.00	59.00	69.00	79.00	52.00	64.00	82.00	94.00	61.00	74.00	92.00	106.00
Electric – Heating	39.00	55.00	71.00	86.00	51.00	69.00	88.00	106.00	64.00	85.00	107.00	128.00
Electric – Cooking	10.00	13.00	15.00	18.00	10.00	13.00	15.00	18.00	10.00	13.00	15.00	18.00
Electric – Hot Water	23.00	31.00	40.00	48.00	23.00	31.00	40.00	49.00	23.00	31.00	40.00	49.00
Air Conditioning	4.00	6.00	8.00	10.00	3.00	6.00	9.00	12.00	4.00	7.00	10.00	12.00

Tenant Paid Utility Chart

Fill in the appropriate amount on the chart for each utility/appliance the TENANT is responsible for paying in addition to their monthly rent.

*Service Charge: Gas – for all unit types add \$11.00
 Electric – for all unit types add \$17.00

Water & Sewer – Use actual billings to arrive at monthly estimate averages.

Tenant Furnished Appliance Allowance - If tenant is responsible for supplying
 The range and/or refrigerator, use the following allowance(s):
 Range -\$4.00 Refrigerator -\$5.00

Air conditioning allowance: Only allowed if windows are not operable.
 NOTE: Sales tax is included in the amounts listed.

	Gas = G	Electric = E	Cost
Heating			
Cooking			
Hot Water			
*Electric Service Chg		17.00	
Air Conditioning			
*Service Charge (GAS)	11.00		
SUBTOTAL			
Water/Sewer		Mthly. Avg.:	
Tenant Furnished Appliance Allowance			
TOTAL			
ROUNDED TOTAL			

Deduct “Rounded Total” from unit rental amount. Total rent and utility allowance cannot exceed the FMR.

